



Merino Road
Andover



Property Description

Set within the sought-after Augusta Park development, this well-presented detached three-bedroom home is now available for sale, offering a perfect blend of comfort and convenience for modern family living.

The property boasts a bright and spacious layout, with kitchen diner, patio doors and pantry. A convenient downstairs toilet. Upstairs boasts three generously sized bedrooms, an ensuite and a family bathroom. In good condition throughout, this residence invites effortless, move-in-ready living.

Step outside to discover valuable outside space, including a private driveway for off-road parking, a handy garden shed for extra storage, and a sunlit patio that's perfect for summer barbecues and garden gatherings.

Set in picturesque Augusta Park, residents enjoy a tranquil, family-friendly neighbourhood with plenty of green spaces. There are several highly regarded local schools within easy reach, making this an ideal spot for families. A selection of shops, supermarkets, and popular eateries are close at hand, while the nearby leisure centre and country parks offer recreational opportunities for all ages.

Excellent transport links are another advantage; quick access to main road networks and regular bus services ensure effortless commuting to neighbouring towns and the wider area.

Don't miss the chance to make this charming, detached home in Augusta Park your own. Arrange a viewing today and experience all it has to offer.

Accommodation

Entrance Hallway

Stairs leading to the first floor and door to the living room.

Kitchen/Dining Room

Radiator, gas hob, pantry, space for fridge/freezer, space for washing machine/dryer. Double glazed window and double doors leading out to the garden.

Cloakroom

Two-piece bathroom suite.

Lounge

Radiator and double-glazed window to the front aspect.

Bedroom One

Radiator, double glazed window to the front elevation and door to adjoining ensuite.

Ensuite

Double glazed window to the front elevation, 3-piece bathroom suite with shower cubicle.

Bedroom Two

Radiator and double-glazed window to the rear elevation.

Bedroom Three

Radiator and double-glazed window to the rear elevation.

Bathroom

3-piece bathroom suite with bath.

Garden

The well-maintained rear garden is laid to lawn, a patio area with a pergola, a shed and gated access to the driveway.

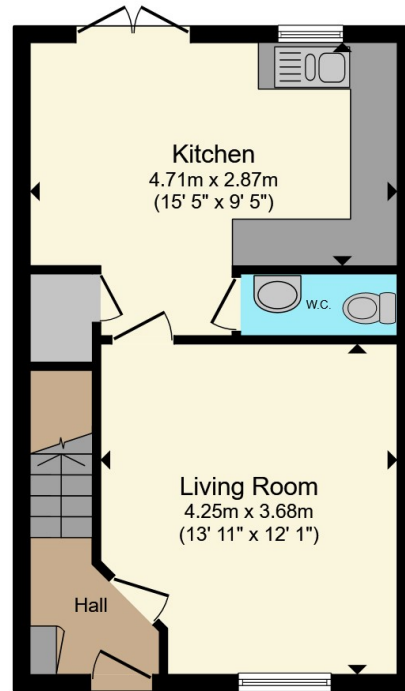
Outside

Two allocated spaces to the rear of the garden.

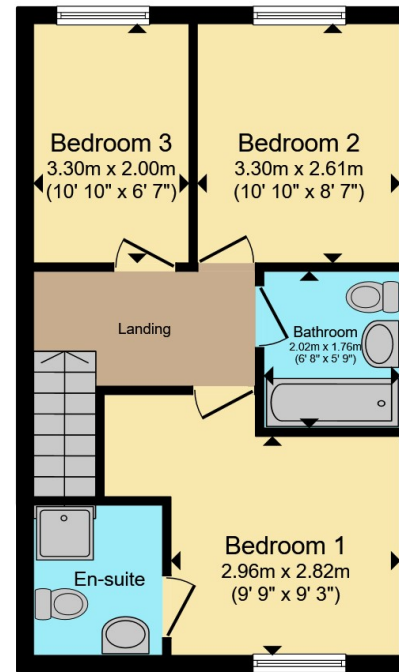








Ground Floor



First Floor

Total floor area 76.5 m² (823 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Band: D

Tenure: Freehold

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